



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

June 29, 2007

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

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MICHAEL D. ANTONOVICH
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**BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
(ITEM NO. 30, AGENDA OF OCTOBER 10, 2006)**

On November 17, 2006, in a memo to your Board, I reported that my staff was performing the requested analysis to develop a comprehensive cost estimate and to develop alternate funding mechanisms for the Bob Hope Patriotic Hall General Improvement project. We have now completed a programming and cost analysis of the building's rehabilitation under two potential programming scenarios.

Both scenarios assumed continued use of the building as a "veteran's facility" and headquarters for the Department of Military and Veterans Affairs (Department). Veteran groups, however, only occupy approximately 11,200 square feet of the 69,700 square feet in useable space. Scenario I assumes the remaining 58,500 square feet of useable space would be rented to public and private groups for meetings, seminars, and small conferences. These types of functions support the need for a 400-space parking structure and also required additional infrastructure, vertical transportation, and accessibility improvements. The cost for Scenario I has been estimated at \$87.1 million, which exceeds the \$44.6 million currently appropriated for the project.

Scenario II assumes the space that is not dedicated to use by the Department and veteran groups would be utilized as office and meeting space by County staff and non-profit organizations. The building's current configuration would support the Department's and veteran groups' combined staff of 36 people and provide office space for an additional 42 individuals. Approximately 12,900 square feet would be available for meetings and small conferences, including 5,200 square feet in the first floor auditorium. The lower level of use, compared to that under Scenario I, reduces the need to replace the current 120-space surface parking lot with a parking structure and eliminates much of the infrastructure, transport, and accessibility improvements required under Scenario I. As a result, our current cost estimate for Scenario II is \$47.8 million.

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Working with the Department of Public Works, we are attempting to reduce the Scenario II cost to a level within the currently appropriated funding. We are also continuing to work on funding alternatives for both Scenarios. We are planning to return to your Board with final project scope and funding recommendations in August, 2007.

If you have any questions regarding this project, please contact me or your staff may contact Jan Takata of my staff at (213) 974-1360.

DEJ:JSE
DJT:AG:mdc

Attachments

c: Executive Officer, Board of Supervisors
 County Counsel
 Department of Public Works
 Department of Military and Veterans Affairs